

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE

May 31, 2023

COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

3RD FLOOR BOARD ROOM
THE MINOCQUA CENTER
415 MENOMINEE ST, MINOCQUA, WI 54548

Members present: Scott Holewinski, Bob Almekinder, Mike Timmons, Tommy Ryden, Mike Roach

Members absent: None

Department staff present: Karl Jennrich, Director; Todd Troskey, Assistant Director; Scott Ridderbusch, Land Use Specialist; Monique Taylor, Administrative Support

Other county staff present: Chad Lynch, Assistant Corporation Counsel

Guests present: See sign in sheet.

Call to order.

Chair Holewinski called the meeting to order at 12:00 p.m. in accordance with the Wisconsin Open Meeting Law.

Approve the agenda. Motion by Tommy Ryden, second by Bob Almekinder to approve the agenda. With all members present voting “aye”, the motion carried.

Recess for onsite inspection. The committee travel together to the inspection site at property further described as Section 29, T36N, R9E, PIN's PE 400 & PE 401-1, Town of Pelican, Oneida County, Wisconsin to conduct an onsite inspection at approximately 12:00 p.m. No public business will be discussed while traveling together. Committee called a recess for onsite inspection at 12:02 p.m. The following individuals were present for the onsite inspection:

Chair Holewinski
Bob Almekinder
Tommy Ryden
Mike Roach
Karl Jennrich
Scott Ridderbusch
Chad Lynch
Bart Sexton, Sand County Environmental
Drew Rakers, Musson Brothers, Inc.
Greg Hilgendorf, Musson Brothers, Inc.

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Recess for onsite inspection at 12:02 p.m.

Return from recess at 1:00 p.m.

It is anticipated that the committee may meet in closed session pursuant to Wisconsin Statutes, Section 19.85(1)(g), conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. A roll call vote will be taken to go into closed session.

- a. Junkyard properties – Town of Newbold.
- b. Administrative Review Permit #2200112 and proposed Conditional Use Permit for MI 3239 and MI 3240.

Motion by Mike Roach, second by Tommy Ryden to go into closed session. Aye: Unanimous.

A roll call vote will be taken to return to open session.

Motion by Mike Timmons, second by Mike Roach to return to open session. Aye: Unanimous.

Announcement of any action taken in closed session.

- a. Junkyard properties – Town of Newbold. No action taken.
- b. Administrative Review Permit #2200112 and proposed Conditional Use Permit for MI 3239 and MI 3240. No action taken.

Approve meeting minutes of May 17, 2023. Motion by Tommy Ryden, second by Bob Almekinder to approve the meeting minutes of May 17, 2023. With all members present voting “aye”, the motion carried.

Public comments.

Cheryl Schultz spoke.

John Scott spoke.

Discussion/decision concerning the Gregg Budzinski properties; Virgin Acres Lots 115 & 116 (7182 Timber Lane; NE-1800); Lots 112 (7177 Timber Lane; NE-1797); Lot 111 (No address established; NE-1796); Lots 108 & 109 (No address established; NE-1794); and Lots 108 & 109 (7147 Timber Lane; NE-1793), T39N, R8E, S31, PIN NE 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1802, 1803, Town of Newbold. Committee conferred with Mr. Jennrich, Mr. Troskey, and Corporation Counsel. Motion by Mike Timmons, second by Bob Almekinder to assign Mike Roach to handle the matter with the property owner to work with Planning and Zoning Department staff and Corporation Counsel. With all members present voting “aye”, the motion carried.

Discussion/decision concerning Sand County Environmental, applicant, and Musson Bros, Inc., owner, revisions to Conditional Use Permit #2201119 non-metallic mine operations to add hot mix asphalt plant and wash ponds and the reclamation permit for the increase in mining acreage on the following vacant property further described as: The NE ¼ of the NE ¼, and part of the NW ¼ of the NE ¼, Section 29, T36N, R9E, PINs PE 400 & PE 401-1, Town of Pelican. An onsite inspection was conducted on May 31, 2023. Committee conferred with Bart Sexton, Sand County Environmental, following the onsite inspection. Committee directed Mr. Sexton and Musson Brothers, Inc. to work with all adjoining property owners to find a remedy for the buffer zone. Committee cannot make a decision on phase two until progress for a correction is made in phase one.

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Discussion/Decision concerning imposing a moratorium on campgrounds in Oneida County and/or specific zoning districts. Committee conferred with Mr. Jennrich concerning the imposition of a moratorium on campgrounds. A letter from Attorney Greg Harrold was received by the Department on behalf of the Little Rice Fire Department. Committee would like to discuss the matter again at a later date. No action taken.

Discussion/decision concerning permit fees for pools and tennis/pickle ball courts. Mr. Jennrich discussed the current fees for permits for pools and tennis/pickle ball courts. Mr. Jennrich also discussed with committee calculated fees versus flat fees and additional costs associated with permit processing. No action taken, tabled.

Discussion/decision concerning Ordinance Amendment #01-2023 to amend Chapter 9, Article 4, Section 9.43 and Article 10 Definitions of the Oneida County Zoning & Shoreland Protection Ordinance. The committee will be reviewing the Resolution to forward to the Oneida County Board of Supervisors. Motion made by Mike Timmons, second by Bob Almekinder to forward the Resolution for Ordinance Amendment #01-2023 to the Oneida County Board of Supervisors. With all members present voting “aye”, the motion carried.

Discussion/decision concerning Rezone Petition #05-2023 for property described as Government Lot 6 and Part of Government Lot 5, Section 13, T39N, R4E, PIN#’s MI 695 and MI 696-1, Town of Minocqua. The committee will be reviewing the Resolution to forward to the Oneida County Board of Supervisors. Motion made by Mike Timmons, second by Bob Almekinder to forward the Resolution for Rezone Petition #05-2023 to the Oneida County Board of Supervisors. With all members present voting “aye”, the motion carried.

Discussion/decision concerning Preliminary County Plat of Sugar Shores, a two (2) lot platted division of lands owned by the Sugar Mill Family Partnership, submitted by Maines & Associates, Greg Maines, surveyor for the following property further described as: Lot 1, CSM 5430, being part of Government Lots 3 & 6, Section 12, T38N, R9E, PIN SU 147, Town of Sugar Camp. Mr. Ridderbusch read the Report and details of the matter. A letter was received from the Town of Sugar Camp and contained in the file.

If the Committee finds the subdivision requirements have been met, and recommends approval of this plat, staff would suggest the following conditions of approval prior to recording the final Plat of Sugar Shores:

1. Addressing and 911 information must be approved by Oneida County Land Information Department for structures that require site addresses.
2. Subject to a recorded Road Maintenance Agreement for the benefit of the users of the private road and be reviewed by this department prior to recording.
3. Proper certificates/signatures be obtained prior to recording of final plat.

Motion by Mike Timmons, second by Bob Almekinder to approve the subdivision as presented, subject to the three (3) conditions being met. With all members present voting “aye”, the motion carried.

Discussion/decision – Planning & Zoning Department permit activity/revenue. Tabled, no action taken.

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Discuss/decision/prioritization of 2023 Oneida County Planning and Zoning Department projects. Tabled, no action taken.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Nicholas Strupp, owner, to construct a dwelling exceeding thirty-five (35) feet in height on the following vacant property further described as: Government Lot 4, Section 22, T36N, R9E, PIN# PE 300, Town of Pelican. Mr. Jennrich read the details of the Conditional Use Permit (CUP). The Notice of Hearing was published in the Northwoods River News on May 16 and 23, 2023 and a copy of the Proof of Publication is contained in the file. The Notice was posted on the Oneida County Courthouse Bulletin Board on May 11, 2023. The mailing list and Affidavit of Mailing is contained in the file. The only public correspondence was received from the Town of Pelican and is contained in the file.

If the applicant has met or agrees to meet all of the requirements and conditions of permit issuance, staff would suggest the following conditions be placed on the CUP:

1. The nature and extent of the conditional use shall not change from that described in the application and approved in the Conditional Use Permit.
2. The project be commenced with a zoning permit within three (3) years from the approval date of this Conditional Use permit.
3. Zoning and Private Onsite Wastewater Treatment System (POWTS) permits applied for and approved prior to construction.
4. Addressing and 911 Information must be approved by Oneida County Land Information Department for placement of a structure that requires a site address.

Chair Holewinski opened the public portion of the public hearing.

Nicholas Strupp spoke.

Chair Holewinski closed the public portion of the public hearing.

Motion by Mike Timmons, second by Bob Almekinder to approve Conditional Use Permit application as presented, subject to the four (4) conditions being met. With all members present voting “aye”, the motion carried.

Conditional Use Permit application by Chris Craig, applicant and owner, to develop a contractor storage yard for utility materials and equipment on the following vacant property further described as: Part of Government Lot 2, Section 24, T36N, R9E, PIN PE 323-1, Town of Pelican. Mr. Jennrich read into the record the details of the Conditional Use Permit (CUP). Notice of Hearing was published in the Northwoods River News on May 16 and 23, 2023 and a copy of the Proof of Publication is contained in the file. The Notice was posted on the Oneida County Courthouse Bulletin Board on May 11, 2023. The mailing list and Affidavit of Mailing is contained in the file. The only public correspondence was received from the Town of Pelican and is contained in the file. Mr. Ridderbusch read the Report and additional details of the CUP.

If the applicant has met or agrees to meet all of the requirements and conditions of permit issuance, staff would suggest the following conditions be placed on the CUP:

1. The nature and extent of the conditional use shall not change from that described in the application and approved in the Conditional Use Permit.

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2. Signage if proposed, to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance. Sign permits as required.
3. Parking to comply with 9.77 Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
4. Exterior lighting is installed, must be downcast and shielded from above.
5. Dumpster(s) must be screened from view and recycle waste materials as required.
6. No filling of wetlands unless proper permits are obtained.
7. Stormwater runoff be managed on site for internal drainage prior to entering wetlands.
8. Subject to a WPDES grading permit from the Wisconsin Department of Natural Resources and Stormwater plans if the land disturbance activity is greater than one (1) acre.

Chair Holewinski opened the public portion of the public hearing.

Chris Craig spoke.

Chair Holewinski closed the public portion of the public hearing.

Motion by Bob Almekinder, second by Tommy Ryden to approve the Conditional Use Permit application as presented, subject to the eight (8) conditions being met. With all members present voting “aye”, the motion carried.

Refunds. None.

Line item transfers, purchase orders, and bills for meeting of May 17, 2023. Motion by Mike Timmons, second by Tommy Ryden to approve the bills as submitted. With all members present voting “aye”, the motion carried.

Purchase orders, line item transfers, and bills. Motion by Tommy Ryden, second by Bob Almekinder to approve the bills as submitted. With all members present voting “aye”, the motion carried.

Approve future meeting dates. June 14, 21, and 28, 2023.

Future agenda items. As discussed.

Adjourn.

3:05 p.m. There being no further matters to lawfully come before the committee, Chair Holewinski adjourned the meeting.

Scott Holewinski, Chair

Karl Jennrich, Planning & Zoning Director